

7000 MIDLAND



FOR LEASE
Class A Office Building in Amelia, OH



BUILDING HIGHLIGHTS

- Approximately 169,000 SF 5-story office building for lease
- Strong and stable Landlord also operating the “sister” building on the site
- Will demise for a full floor user (approximately 34,000 SF)
- Existing furniture and equipment available on most of the floors
- Campus environment, with collegiate feel
- On-site Tri-Health nurse practitioner in the event of an emergency
- Dual Power feeds to the building
- 2500KW campus back-up generator – in case of power loss, all of the building and tenant systems will have back up power
- Asking \$22.00/RSF FSG
- TI Allowance is available (depending on size, location, and length of lease term)

GREEN INITIATIVES



Solar field that powers most of the utilities



Recycling program available to Tenants



UNMATCHED TENANT AMENITIES CONFERENCE CENTER



CONFERENCE CENTER

Various room sizes available, with state of the art equipment

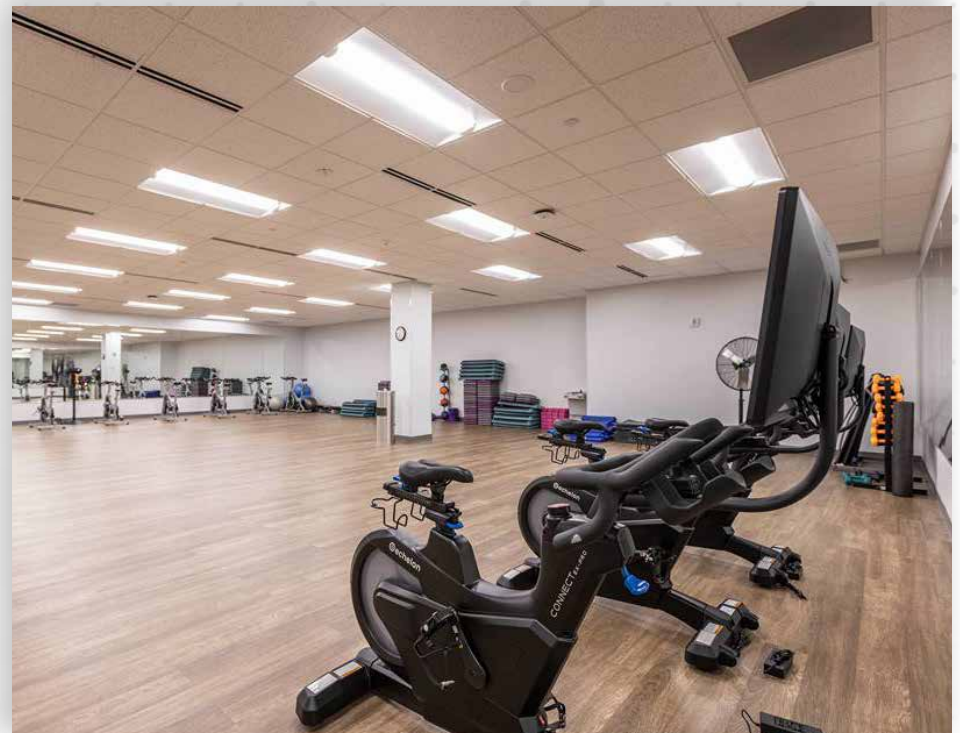
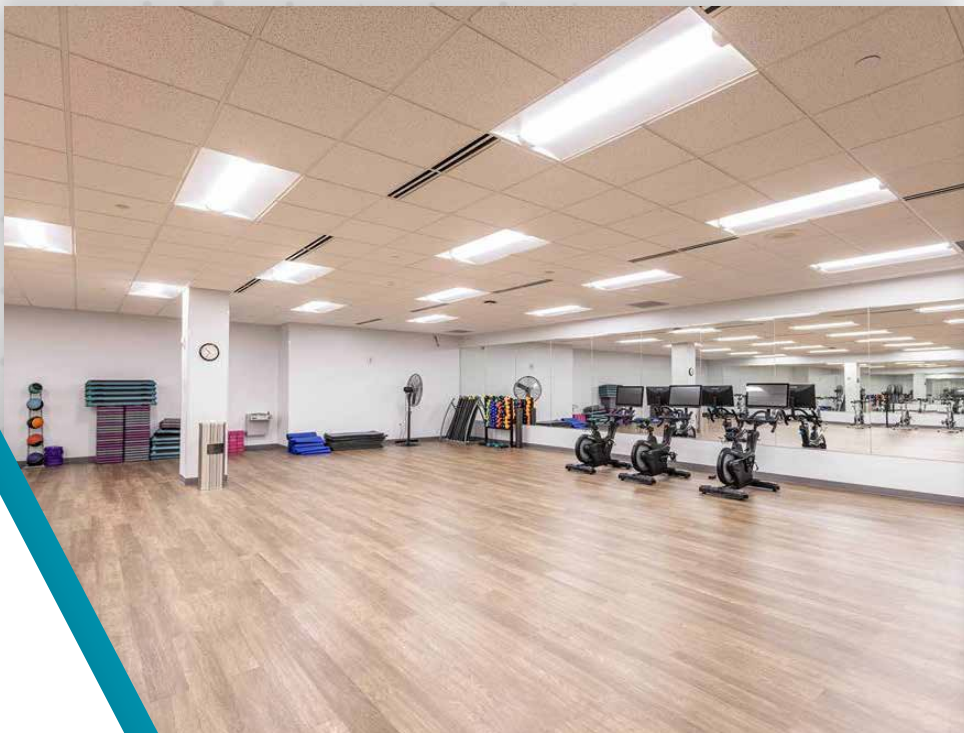


FITNESS CENTER

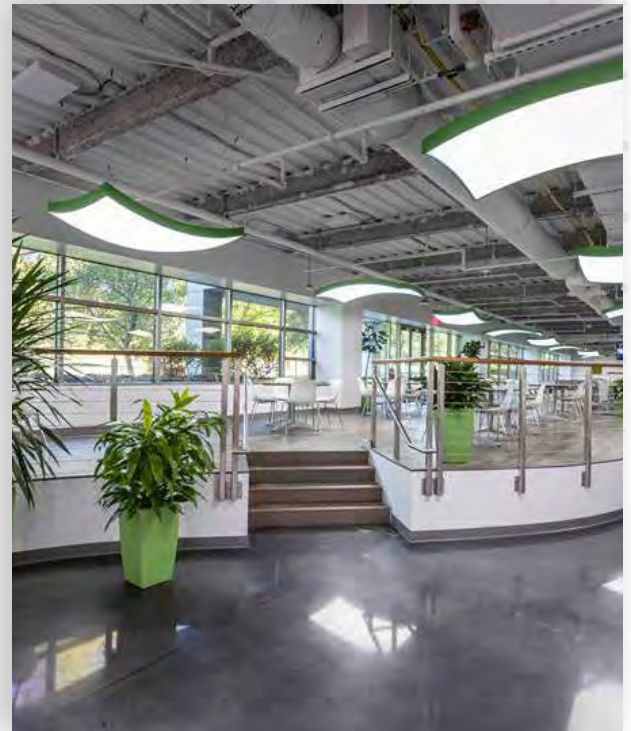
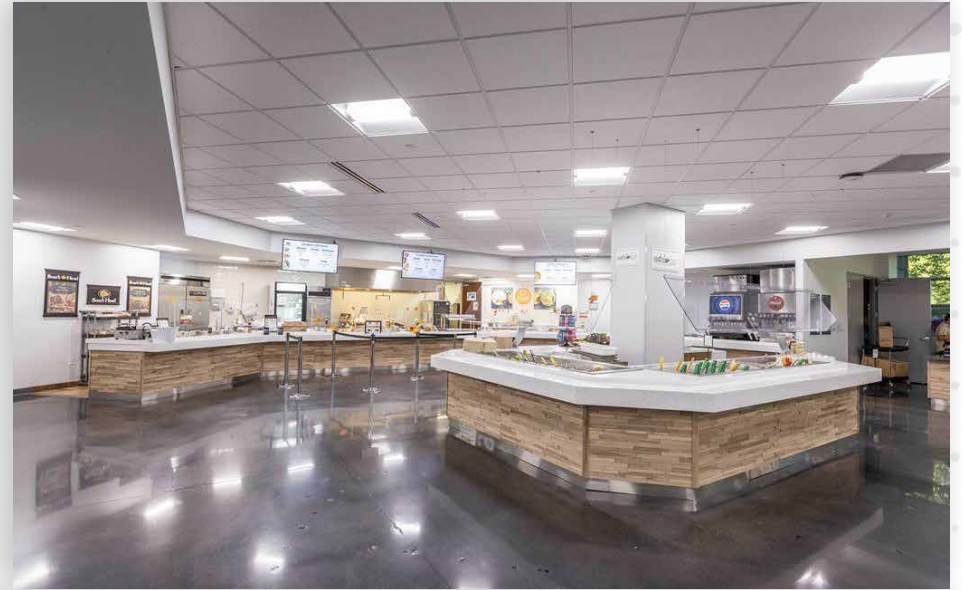


FITNESS CENTER

Featuring locker rooms with private showers



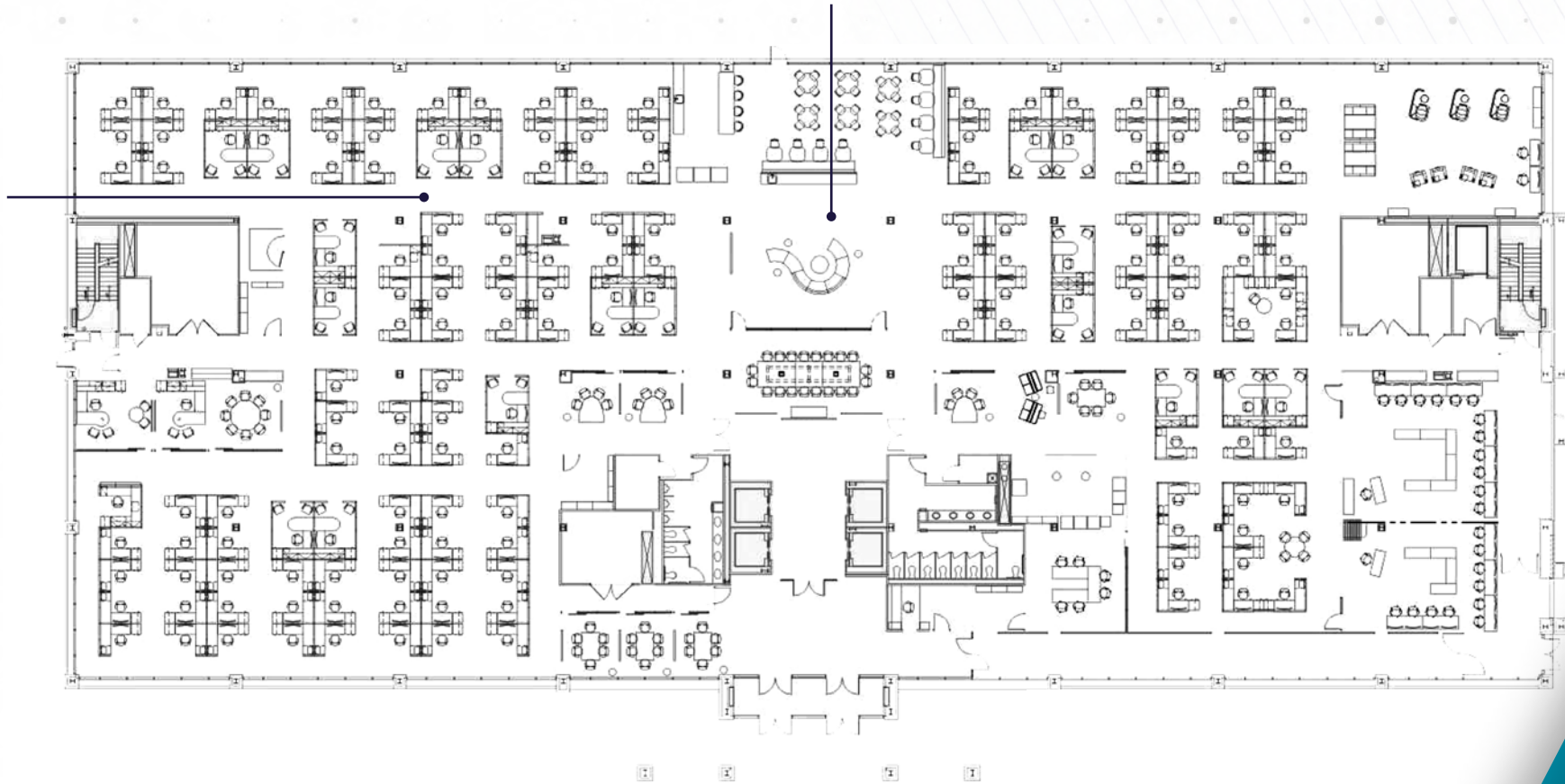
FULL CAFETERIA & MARKETPLACE



OUTDOOR SEATING & WALKING PATHS

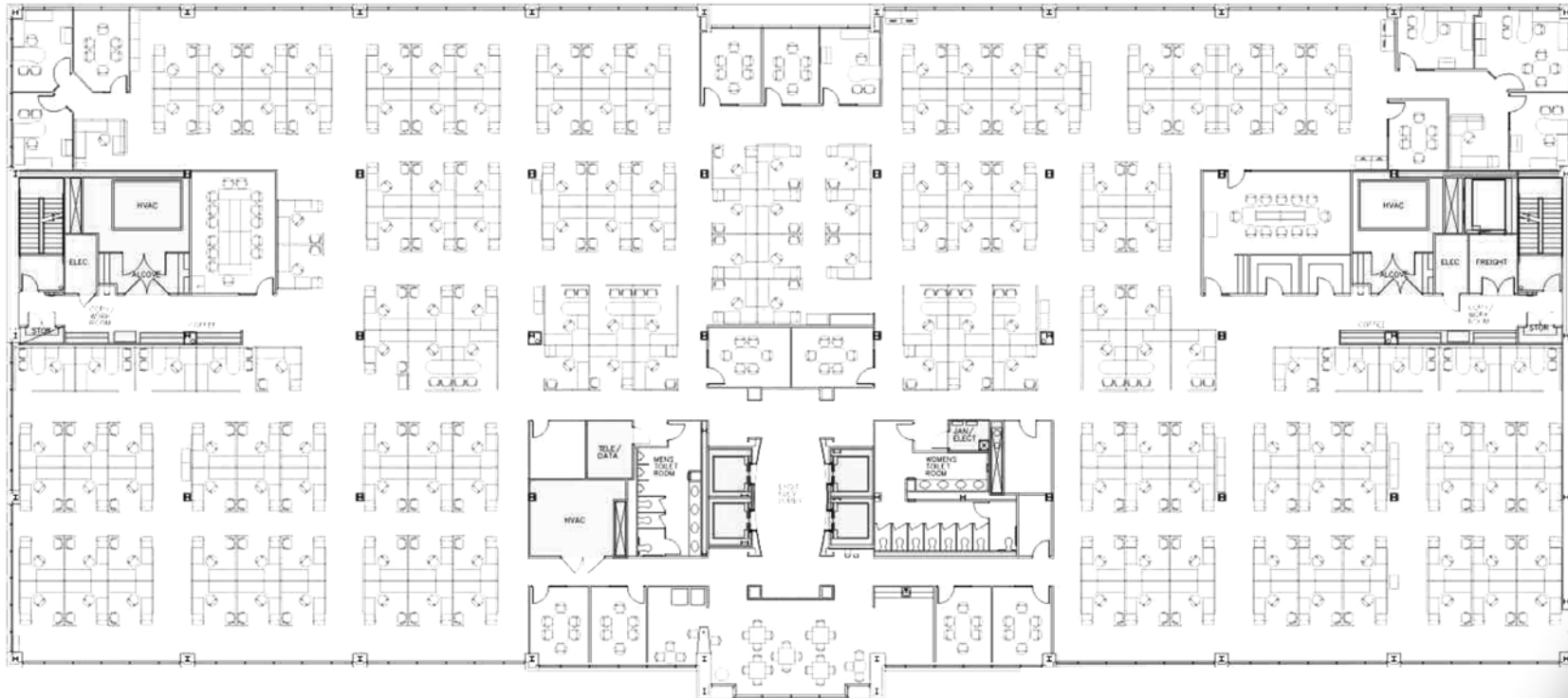


FLOOR 1



33,719 SF

FLOOR 2



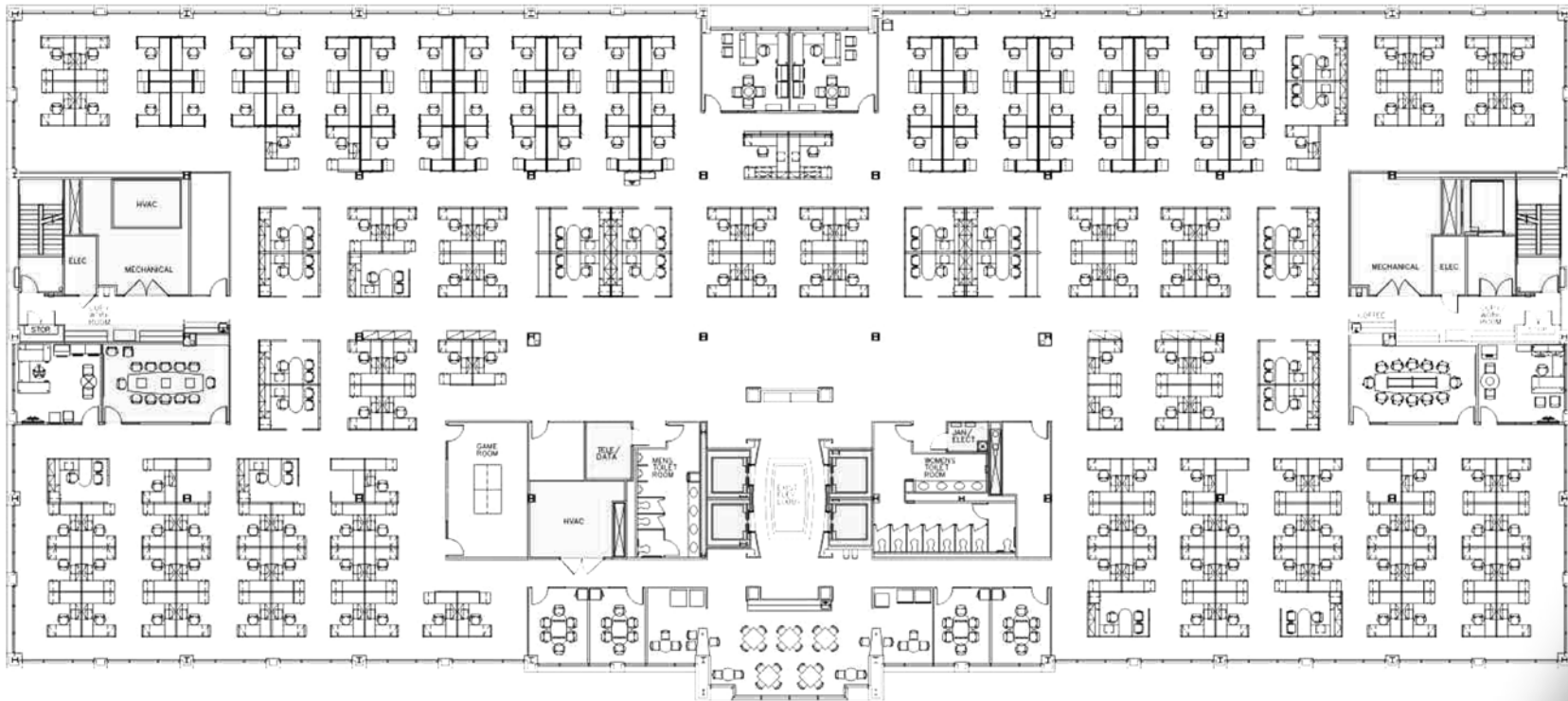
34,036 SF

FLOOR 3



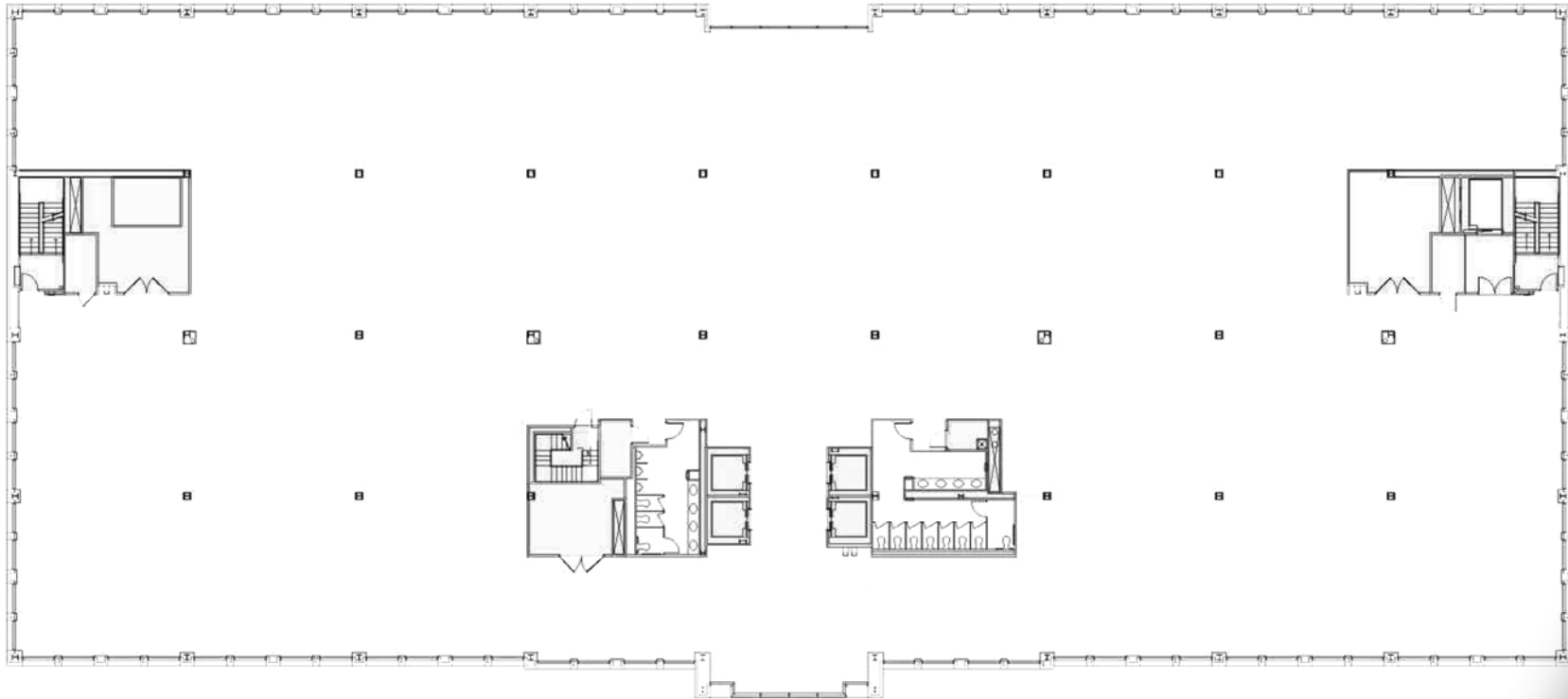
33,766 SF

FLOOR 4



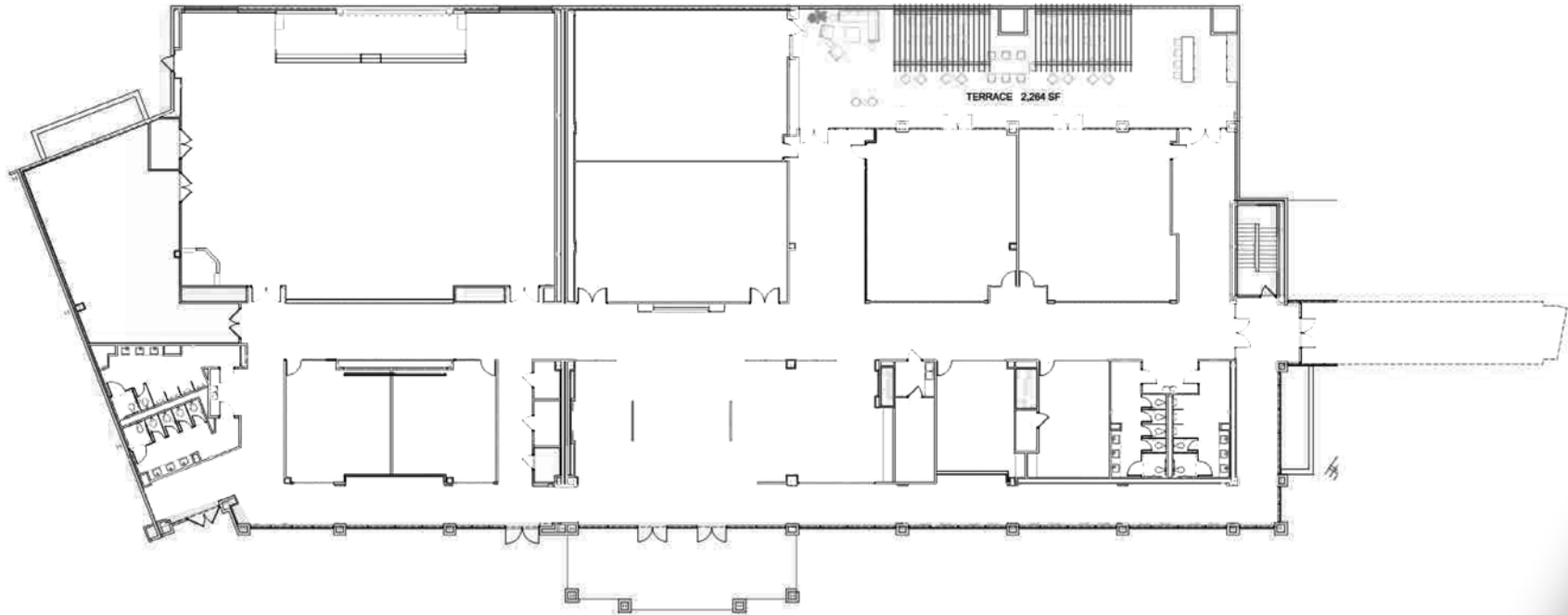
33,766 SF

FLOOR 5



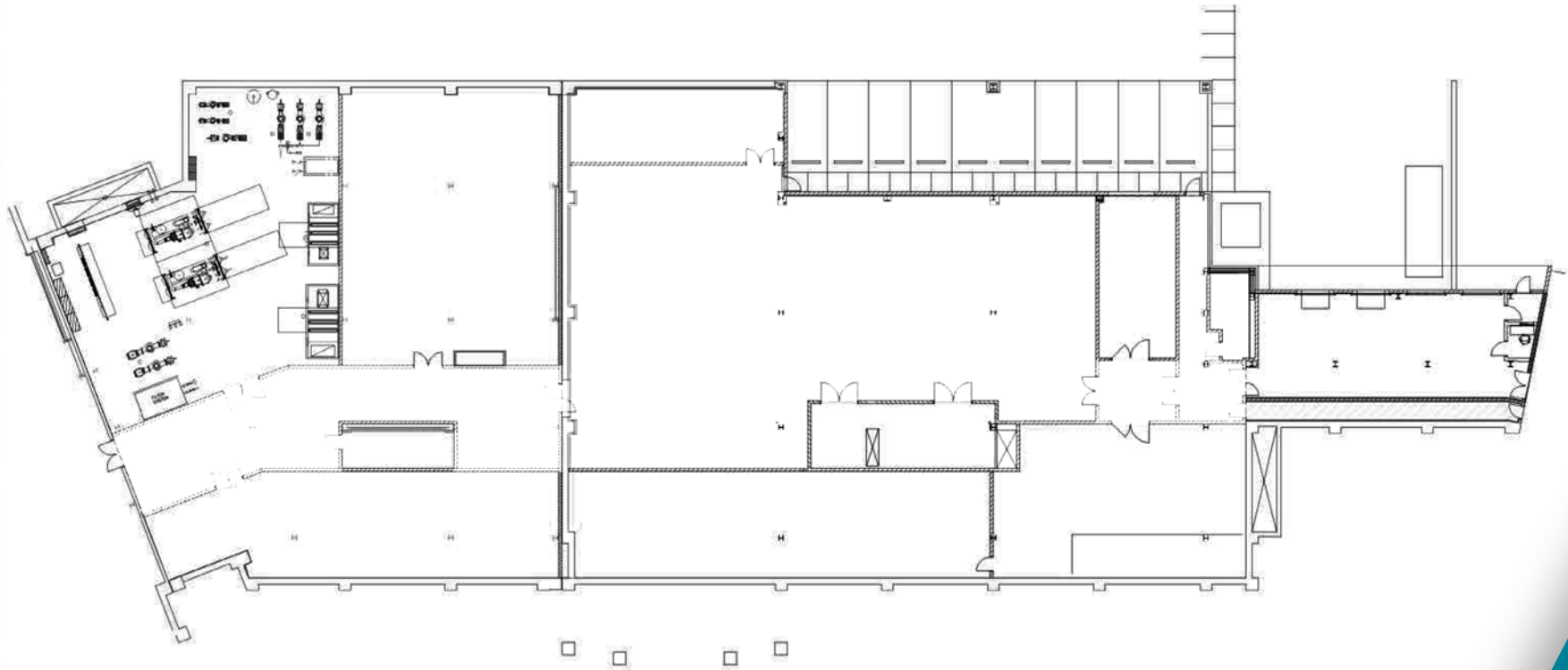
33,581 SF

FLOOR 1

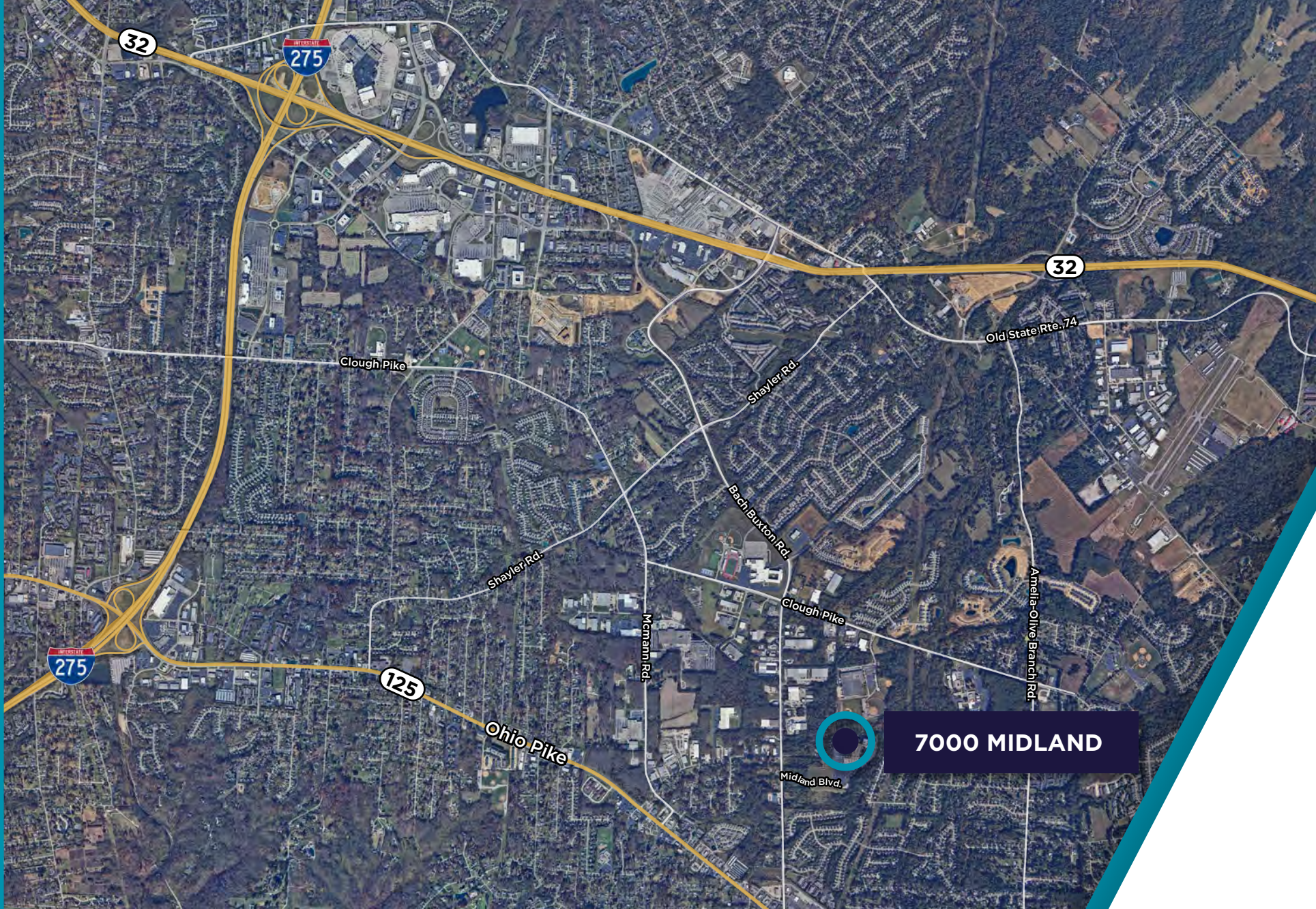


CONFERENCE

LOWER LEVEL



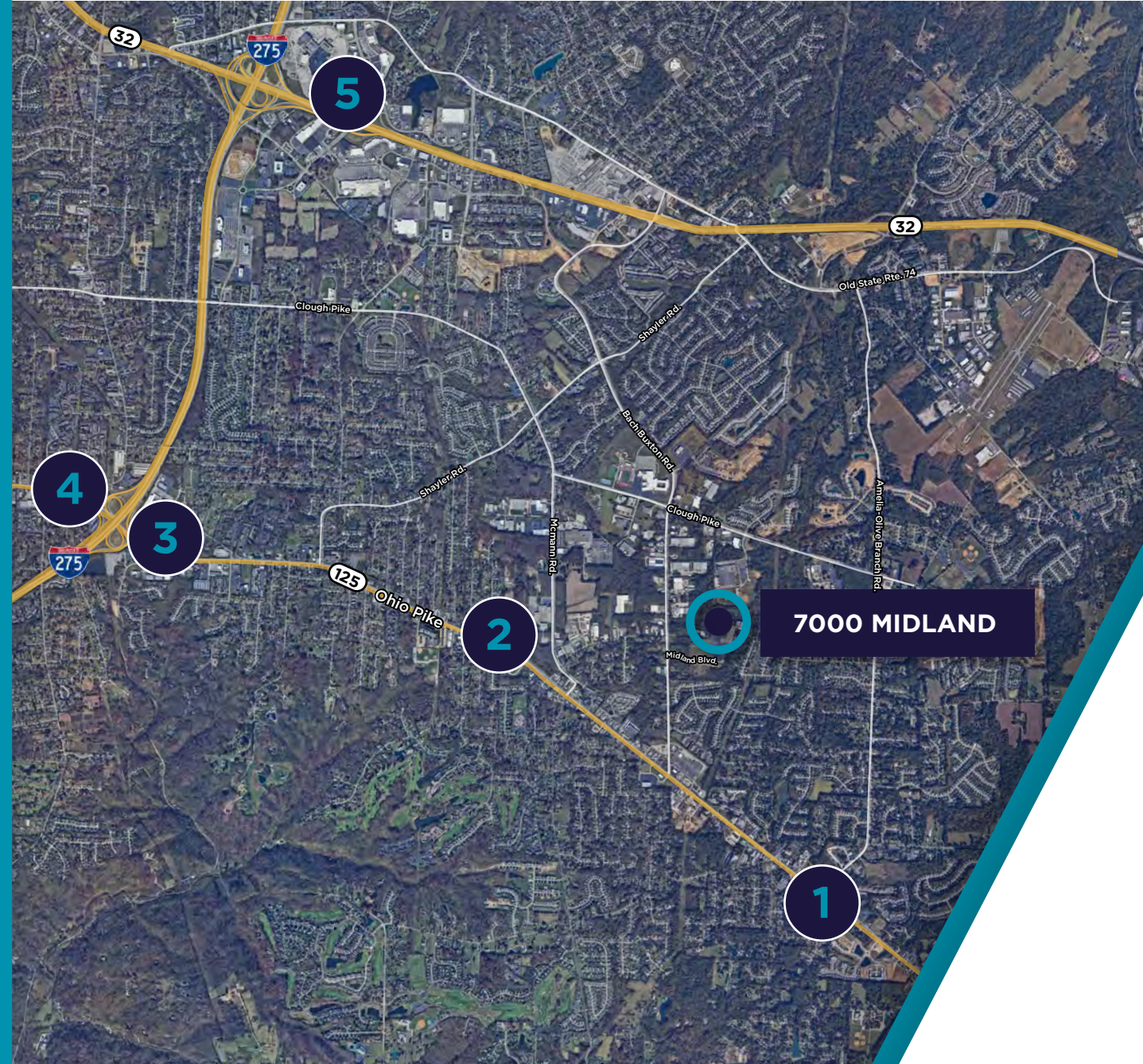
CONFERENCE



AERIAL MAP

7000 MIDLAND

- 1** Wendy's
Don Rigo
Little Caesars Pizza Poochie's Place
Kenny's Place
Masa Gyro
- 2** David's Kitchen & Bar
Hot Head Burritos
Grammas Pizza Withamsville
Country Inn Withamsville
- 3** Jimmy B's Bar and Grill
Red Lobster
King Buffet
The Indian Bistro Restaurant
- 4** Chick-fil-A
Olive Garden Italian Restaurant
Wings and Rings
White Castle
Butterbee's American Grille
- 5** Frisch's Big Boy
City Barbeque
Raising Cane's Chicken Fingers
LongHorn Steakhouse
Golden Corral Buffet & Grill
El Rancho Grande - Eastgate
Diego's Tacos
Tealside Diner



NEARBY RESTAURANTS



For more information, please contact:

SCOTT ABERNETHY, SIOR, CCIM
Senior Director
+1 513 763 3013
scott.abernethy@cushwake.com

DIGGER DALEY
Senior Director
+1 513 763 3028
digger.daley@cushwake.com

201 East 4th Street, Suite 1800
Cincinnati, OH 45202
+1 513 421 4884
cincyofficeadvisors.com



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